LOT 9
HAMPTON LAKES PHASE IV-B
OR 2320/460

BUCHANAN CARLOS E JR TRUST/BUCHANAN CARLOS E JR TR
85326 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

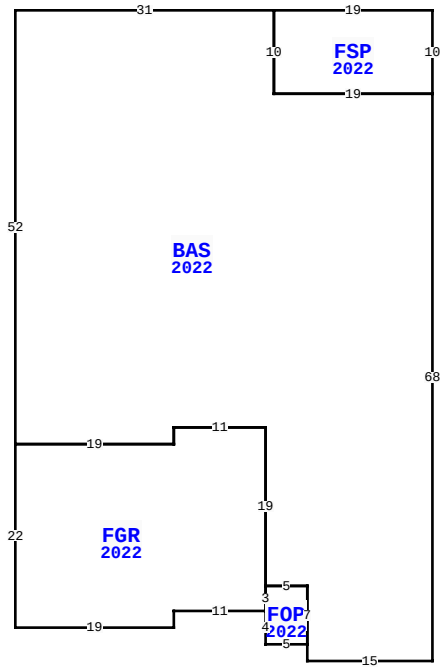
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	382,215
FGR	660	55	2022	363	48,461
FOP	35	30	2022	10	1,336
FSP	190	40	2022	76	10,147
TOTALS	3,748			3,312	442,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	97.0140	134.85	446,623	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2863 HX Base Yr 2023



85326 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0912	SCRN RM G	0	100	50	24	1,200.00	SF	21.00	21.00	100	2025	2024		97	24,444	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,157
TOTAL MARKET OB/XF VALUE		74,444
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		591,601
SOH/AGL Deduction		0
ASSESSED VALUE		591,601
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		540,190
TOTAL JUST VALUE		591,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008760	SCRN ENCLSR	18,000	07/29/2024
SP240005219	INGROUND SWIMMING	92,242	04/30/2024
22015999	CO ISSUED	0	10/25/2022
21016069	NEW CONSTR	470,954	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1859	6/12/2025	WD	U	I	11	100
GRANTOR: BUCHANAN SHARI L						
GRANTEE: BUCHANAN SHARI L TR						
2795/1855	6/12/2025	WD	U	I	11	100
GRANTOR: BUCHANAN CARLOS E JR						
GRANTEE: BUCHANAN CARLOS E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-19,0] W31 S52 E19 N2 E11 S19 E5 S7 S2 E15 N68 W19 N10 $
FGR=[YR=2022;ORIG=-50,52] S22 E19 N2 E11 N3 N19 W11 S2 W19 $
FSP=[YR=2022;ORIG=0,0] W19 S10 E19 N10 $
FOP=[YR=2022;ORIG=-20,72] S4 E5 N7 W5 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 74,444

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/15/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS